



## 12 Hawarden Green, Cwmbran, NP44 8RU

Asking price £220,000



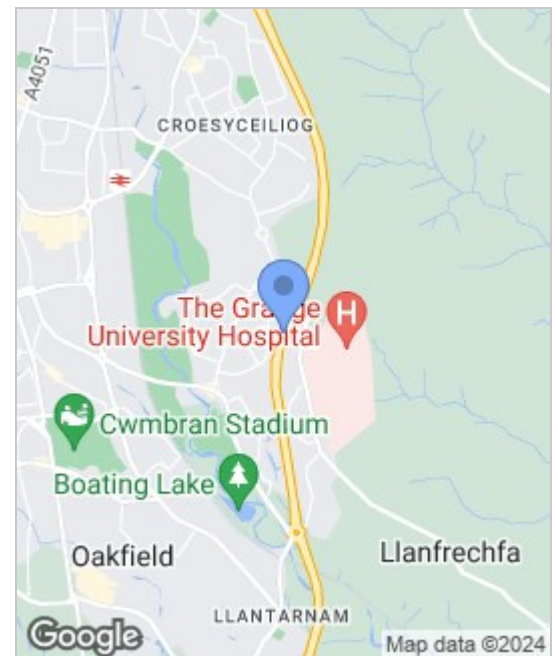
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## MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this semi detached property situated within a popular and extremely convenient location of Llanyravon. The property sits within close proximity to a wide range of facilities and amenities and well regarded schools, The property briefly comprises spacious entrance hall with stairs to first floor, door to lounge with window to front, dining room with window to rear and door to kitchen with a range of base and wall units, work surface over, plumbing for washing machine, space for cooker, opening to utility area with under stairs storage cupboard and space for fridge/freezer. To the first floor are three bedrooms, bathroom with panelled bath and pedestal wash hand basin and separate wc. To the rear is an enclosed garden mainly laid to lawn with patio area. The front is a gate leading to lawn and path to entrance. There is a garage situated in a block nearby. **MUST BE VIEWED.**

Council Tax Band: C



Total area: approx. 85.4 sq. metres (918.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>74</b>		<b>87</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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